

# \$334,900 - 61 165 Cy Becker Boulevard, Edmonton

MLS® #E4462314

**\$334,900**

2 Bedroom, 2.50 Bathroom, 1,373 sqft

Condo / Townhouse on 0.00 Acres

Cy Becker, Edmonton, AB

Modern comfort meets convenience in this stylish 3-storey townhouse. This is perfect for first-time buyers ready to own their first home! The entry-level features a bright foyer, extra storage, and access to your double-attached garage ideal for keeping vehicles warm and secure. Upstairs, the open-concept main floor offers a spacious living and dining area, a U-shaped kitchen with quartz countertops, a large walk-in pantry, and stainless steel appliances. Step onto your private deck to enjoy your morning coffee or unwind after work. A handy half bath completes this level. Upstairs, both bedrooms are primary suites, each with its own ensuite and ample closet space, plus laundry right where you need it. Thoughtful finishes include luxury vinyl plank, tile, and carpet throughout. With professional landscaping, low-maintenance living, and visitor parking right beside your home, this move-in-ready property is a smart and stylish choice for today's buyers.

Built in 2019

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4462314  |
| Price     | \$334,900 |
| Bedrooms  | 2         |
| Bathrooms | 2.50      |



|                |                   |
|----------------|-------------------|
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,373             |
| Acres          | 0.00              |
| Year Built     | 2019              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 3 Storey          |
| Status         | Active            |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 61 165 Cy Becker Boulevard |
| Area        | Edmonton                   |
| Subdivision | Cy Becker                  |
| City        | Edmonton                   |
| County      | ALBERTA                    |
| Province    | AB                         |
| Postal Code | T5Y 6M1                    |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Deck, No Smoking Home  |
| Parking   | Double Garage Attached |

### Interior

|                   |                                                                               |
|-------------------|-------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                              |
| Appliances        | Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings, Dishwasher-Two |
| Heating           | Forced Air-1, Natural Gas                                                     |
| Stories           | 3                                                                             |
| Has Basement      | Yes                                                                           |
| Basement          | None, No Basement                                                             |

### Exterior

|                   |                                                          |
|-------------------|----------------------------------------------------------|
| Exterior          | Wood, Vinyl                                              |
| Exterior Features | Fruit Trees/Shrubs, Landscaped, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                         |
| Construction      | Wood, Vinyl                                              |
| Foundation        | Concrete Perimeter                                       |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 16th, 2025 |
| Days on Market | 12                 |
| Zoning         | Zone 03            |
| Condo Fee      | \$216              |

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Listing information last updated on October 28th, 2025 at 8:02pm MDT